



Watermans

Katlin

Off Blairbeg Lane, Lamlash, Isle of Arran, North Ayrshire, KA27 8JT



Welcome

from the Watermans Team, to the property at:

Katlin

Off Blairbeg Lane, Lamlash, Isle of Arran,
North Ayrshire, KA27 8JT

Situated within easy walking distance of village amenities, with an elevated position overlooking Lamlash Bay and Holy Isle, this three-bedroom, two-bathroom detached bungalow has been extended and extensively refurbished in recent years, promising approximately 137 square metres of immaculate high-end interiors. The executive home enjoys open-plan living, a terrace with stunning coastal views, immaculate gardens, and a private driveway.

We hope you love this property as much as we do.



Summary of the accommodation

General Features

Quiet village setting with coastal views
Extended detached bungalow
Extensively refurbished in recent years

Accommodation Features

Bright entrance hall with storage
Sunny and spacious living/dining room
with open access to a stylish integrated kitchen and access
to a large deck with sea views
Principal suite with private terrace,
walk-in wardrobe, and four-piece bathroom
Two further spacious bedrooms with views
and terrace access
Deluxe family shower room
Air-source heat pump
Electric blinds and curtain rails
Full double glazing
Designer lighting with state-of-the-art Lutron lighting control

Other Features

Neatly lawned gardens, south-facing to the rear
South-facing terrace with elevated views
Handy shed with light and power
Generous private driveway

Enviably coastal views





Detached property in show-home condition

Behind the front door, a bright hall (with storage) is presented with understated décor and Karndean oak flooring – a tasteful finish continued throughout the interiors. This inviting entrance area flows freely into the social heart of the home, a multi-aspect living/dining room openly adjoined to the kitchen and affording access to a generous south-facing terrace with sea views. In the reception area, all blinds and curtain rails are remote controlled. There is also an electrically operated 11' wide cinema screen (available by way of separate negotiation) and wiring to remain for speakers for 11 + 2 cinema sound.



[Click here](#)
to see Katlin transform
into a
Home cinema





Magnificent open plan living

with garden access and scenic views





Luxurious principal suite
flowing into the garden



Also found within the accommodation are three spacious bedrooms with external access. The principal bedroom not only benefits from an outdoor terrace with a secluded leafy outlook but also the luxury of electric curtain rails, a bright walk-in wardrobe, and a sumptuous four-piece en-suite bathroom including vanity storage, a towel radiator, a freestanding bath with designer tilework, and a walk-in shower enclosure. The principal suite also has a laundry cupboard with space for washing machine and tumble dryer.





Contemporary bathrooms
designed with form and function in mind



An equally stylish family shower room serves the remaining two bedrooms, both of which are coastal-facing with electric curtain rails. The property is electrically heated, with an air-source heat pump fitted in 2019 and regular grant payments continued to the new owners. Underfloor heating features in all rooms, each with a separate thermostat, and air conditioning units (available by way of separate negotiation) can also be found in all main rooms. AC units and heat pump have both been recently serviced. Lighting is low-wattage with a dimmer function in the living/dining areas, kitchen, and principal bedroom. All windows are double glazed with solid wood frames and aluminium cladding. The four Velux skylights are fitted with electric blackout blinds, and two feature remote-operated motors to close automatically when raining. The property also has photovoltaic solar panels.





Excellent private parking, immaculate gardens, and a sea-facing terrace

Externally, the bungalow is hugged by lawned gardens with attractive leafy borders. Within these well-maintained gardens can be found sensor lighting, lighting on the raised terrace, electric outlets, a water tap, and a large, recently installed shed with lighting and power. A tarmacked driveway provides private parking for multiple vehicles. There is also

potential and space to erect a garage (STPP). NB - The monkey puzzle tree has been removed since external pics were taken.

NB - Blinds, air conditioners, chandelier, cinema screen and curtains available by way of separate negotiation.



Property Name

Katlin

Location

Off Blairbeg Lane, Lamlash, Isle of Arran,
North Ayrshire, KA27 8JT

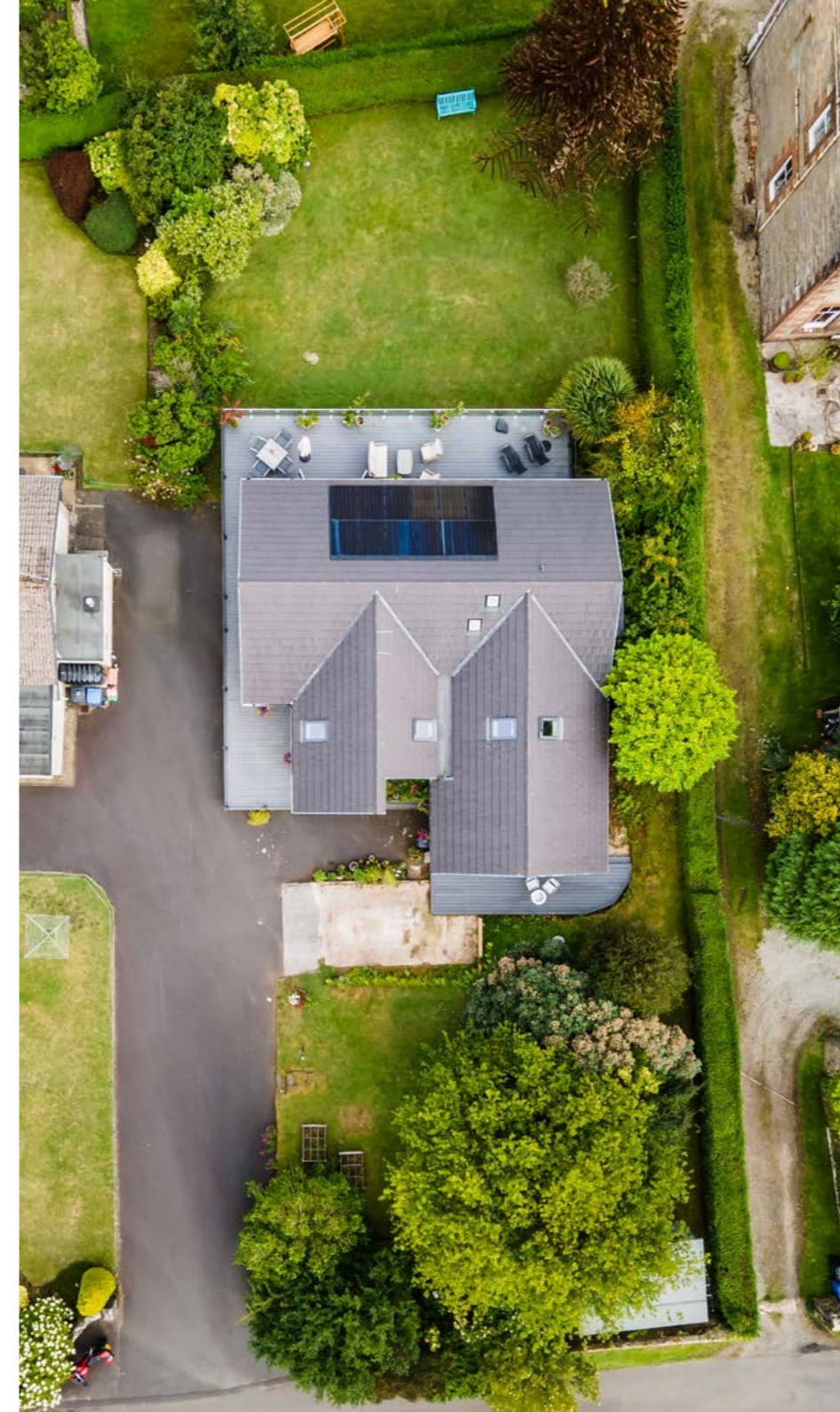
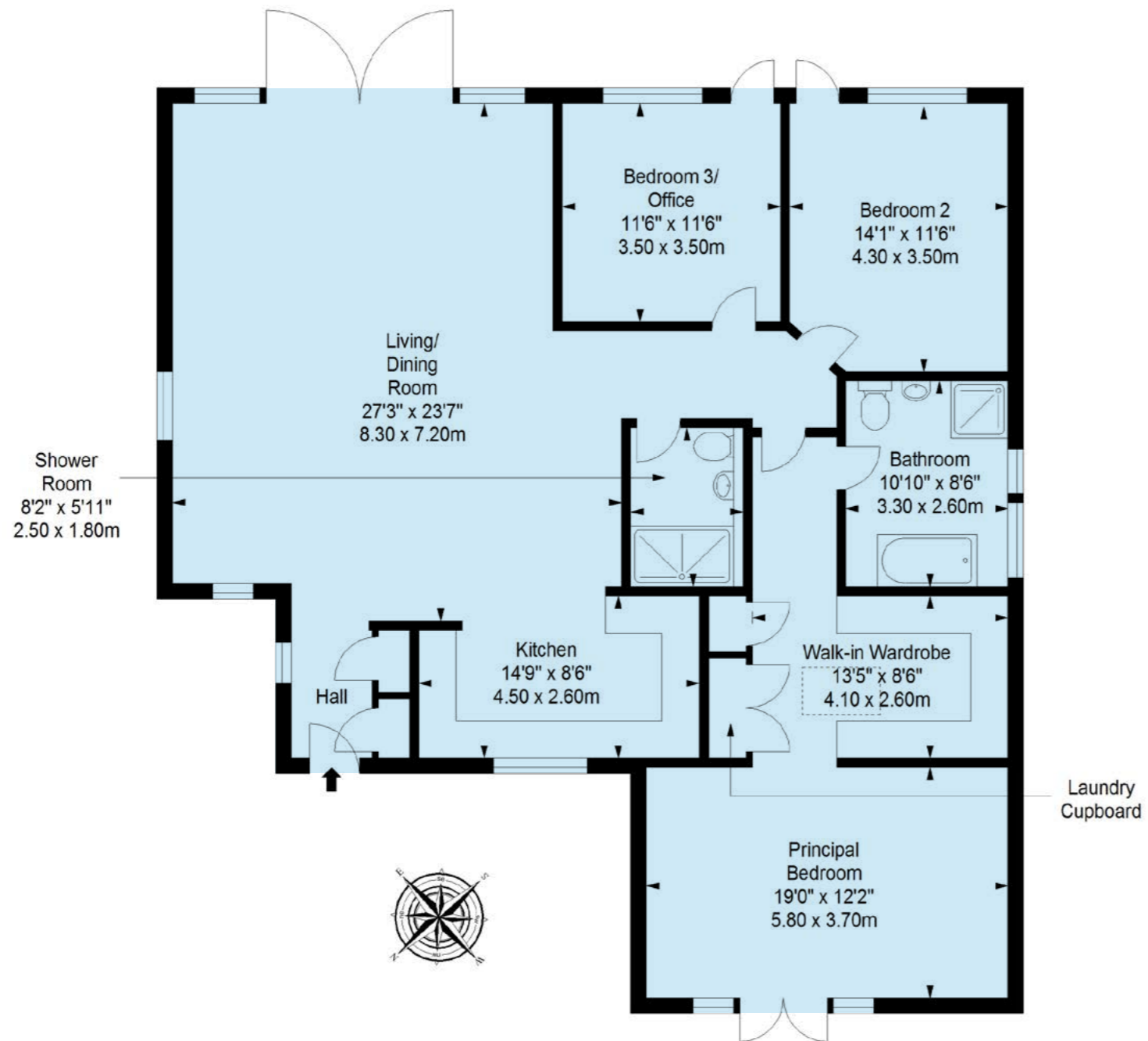
Approximate total area:

137 sq. metres (1474.7 sq. feet)

Ground Floor



The floorplan is for illustrative purposes. All sizes are approximate.



Don't miss out!

20% DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle - make sure you request a room with a view so you don't miss out!

* Offer not valid on event days

Glenisle hotel: 01770 600559

Use code **WATERMANSLEN20** to enjoy a 20% discount





Lamlash

This detached bungalow is in a very quiet and elevated location in the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland. The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) & The Drift Inn), a newsagents, a chemist, medical centre, the only hospital on the island and the refurbished Co-op. Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before.

Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan. The Primary school, nursery and the only High School and Gym Campus are situated within walking distance and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come !



Watermans

Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 0141 430 7055

Edinburgh

5–10 Dock Place, Leith, EH6 6LU
0131 467 5566

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 430 7055

westcoast@watermans.co.uk
www.watermans.co.uk